

June 9, 2010

ITEM NO. A6

AUTHORIZATION FOR APPROVAL OF THE TENANT SELECTION PLAN, LEASE, LEASE RIDERS, AND BYLAWS FOR LAWNDALE COMPLEX/LAWNDALE COMMUNITY AREA HOUSING AT THE OFF-SITE DEVELOPMENT KNOWN AS OGDEN NORTH AND TO AMEND THE CHA ADMISSIONS AND CONTINUED OCCUPANCY POLICY TO INCORPORATE SUCH DOCUMENTS AS AN ADDENDUM THERETO

To the Honorable Board of Commissioners

RECOMMENDATIONS

It is recommended that the Board of Commissioners ("Board") approve the Tenant Selection Plan ("TSP"), Lease, Lease riders, and bylaws to be used for Lawndale Complex/Lawndale Community Area replacement housing at Ogden North, substantially in the form as attached to the Resolution, and authorize the Chief Executive Officer to approve any final changes the TSP, Lease, Lease Riders, and bylaws, including, but not limited to, changes based on HUD requirements or resulting from the applicable notice and public comment period; and authorize the amendment of the CHA Admissions and Continued Occupancy Policy ("ACOP") to add the final form of said TSP, Lease, and Lease Rider and bylaws as an addendum.

FUNDING

N/A

EXPLANATION

The proposed resolution is to approve the TSP, Lease, and Lease Rider, and bylaws to be used for Lawndale Complex/Lawndale Community Area replacement housing units at Ogden North. The 137 units, including 60 designated for public housing, 49 as affordable housing, and 28 as market rate units, will be operated by a private developer. Priority will be given to previous residents of Lawndale Complex/Lawndale Community Area as determined by the Housing Offer Process. It is understood that a developer has an interest and desire to implement its own lease forms and policy that encourages consistent community standards for the effective management of its development.

The property specific requirements for applicants contained in the attached ACOP are based on CHA's Minimum TSP (Board approved September 21, 2004).

The authorization of approval of the TSP, Lease, and Lease Rider, and bylaws to be used for the public housing replacement housing units at Ogden North is required at this time to facilitate the development of these units. CHA, the Developer, and Resident Leadership representing the interest of residents from Lawndale Complex/Lawndale Community Area, who recommends the documents as acceptable, have reviewed these documents. A public comment period was held from May 4, 2010 through June 2, 2010. A public comment hearing was held on May 18, 2010 at Mt. Sinai Community Institute. Notice for the 30-day comment period was published in the Chicago Sun-Times, Chicago Defender, and El Dia newspapers, as well as posted on the CHA website and on site at the following Office(s): CHA Administrative Office and Central Advisory Council. Consideration was given to any forthcoming comments prior to finalizing the documents.

RESOLUTION NO. 2010 –CHA-78

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 9, 2010, entitled “AUTHORIZATION FOR APPROVAL OF THE TENANT SELECTION PLAN, LEASE, LEASE RIDERS, AND BYLAWS FOR LAWNSDALE COMPLEX OR THE LAWNSDALE COMMUNITY AREA REPLACEMENT HOUSING AT THE OFF-SITE DEVELOPMENT KNOWN AS OGDEN NORTH AND TO AMEND THE CHA ADMISSIONS AND CONTINUED OCCUPANCY POLICY TO INCORPORATE SUCH DOCUMENTS AS AN ADDENDUM THERETO”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the attached Tenant Selection Plan, lease, lease riders, and bylaws in substantially the form presented to the Board for the Lawnsdale Complex or the Lawnsdale Community Area replacement housing at the development known as Ogden North. The Chief Executive Officer is hereby authorized to approve final changes in these forms, including, but not limited to, changes based on HUD requirements, or resulting from any applicable notice and comment process. Such approval shall constitute conclusive evidence of the Board’s approval of any and all such changes.

